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*The Honorable Allan Rock, Minister of Revenue
presented the Ontario Budget. The budget was
presented on his behalf as it was necessary for him
to attend a Conference in London and the budget
was presented on May 22-23 1973*

STATEMENT TO THE NATIONAL TRI-LEVEL CONFERENCE

BY

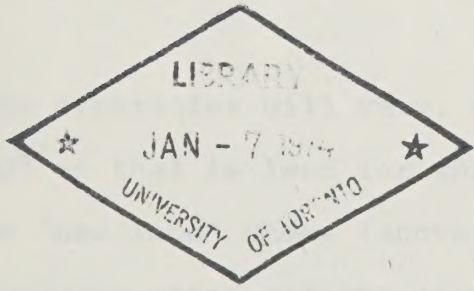
THE HONOURABLE JOHN WHITE

TREASURER OF ONTARIO AND

MINISTER OF ECONOMICS AND INTERGOVERNMENTAL AFFAIRS

ON

HOUSING AND LAND-USE STRATEGY



EDMONTON, ALBERTA

OCTOBER 22 AND 23, 1973

The Honourable Allan Grossman, Minister of Revenue responsible for Ontario Housing Corporation, has asked me to deliver this paper on his behalf as it was necessary for him to attend an important housing conference in Ottawa that has been scheduled for a year.

This morning, Ontario's position on the management of growth touched briefly on housing and land-use strategy. As many of you are aware, my province through Ontario Housing Corporation, has been both active and innovative in these two areas. With the establishment of the new Ministry of Housing to direct and co-ordinate Ontario's efforts in achieving its housing goals, one of the first tasks will be to work closely with regional and local governments to establish housing priorities and objectives for each part of the province. Then, on a co-operative basis between governments and the private sector, we plan to develop a number of responses to these needs.

The strategies will vary, depending on whether or not it is "old land" -- that is land for which housing rehabilitation is required; or "new land" where innovative planning, lot leasing, preferred mortgage rates and the like, will be at least part of the answer. In this regard, we will need to be flexible. It is for this reason we supported the resolution of the Ministers of

Municipal Affairs in Charlottetown August 21, calling for flexible regulations under the National Housing Act so that it can meet varied provincial needs and permit integration of any NHA program with provincial priorities.

At an October 5th Ontario Tri-Level discussion in Toronto, Mr. Basford indicated he was not prepared to consider the NHA regulations as being of "an interim nature" as the resolution requested. However, he gave an undertaking that he would consider recommendations from this meeting for changes.

In the short term, through a recently established "housing action program", we hope to encourage a climate of co-operation that will rapidly increase the supply of new housing and by so doing, to reduce the pressure of demand. This approach is designed to greatly increase the number of housing units available during 1974 and 1975 over and above those which would normally be coming on the market in those years.

This action program, which is being launched in consultation with local and regional municipalities, will accelerate the supply of housing lots, examine methods to improve development applications, make recommendations on servicing, new construction of multiple housing, and the development of publicly owned lands -- in short, cutting through a lot of the red tape.

In the long term, our strategies will be to continue and expand our efforts in both government land assembly and the provision of all forms of housing, both socially assisted and private.

Ontario will continue to be active in land assembly in order to secure the continuation of its "Home Ownership Made Wasy" (H.O.M.E.) Lot-Lease Program which has been so successful. Already some 19,000 acres have been acquired and the province will continue its activities in this area. As well, new town development will remain as part of our regional strategy of directing growth in desirable areas. The branch responsible for this will be joining the new housing ministry.

It is both Ontario's position, and the position of the Ontario Municipal-Provincial Liaison Committee, that land financing should be done under Section 42 of the National Housing Act which is the 90 per cent loan section. We prefer this to a 75/25 partnership arrangement with the Federal Government under Section 40 as the partnership has proven cumbersome in the past.

Ontario municipalities have requested the right to acquire, develop and sell land for residential purposes. This will be studied by the interministerial committee reviewing the recommendations of the report of the task force on housing policy.

A task facing both the Housing Action Committee and the new ministry is to find acceptable forms of multiple housing to meet increased demand for such construction in the face of growing opposition to it.

Ontario has accepted the recommendation of the Housing Task Force for the continuation of a substantial program of public housing construction and the desirability that such future public housing projects should, where possible, take a more acceptable form.

Mr. Grossman has already pointed out the National Housing Act amendments make no provision for a review of public housing as it is today. With socially-assisted housing running into difficulties in many parts of Canada, he has asked for such a review so as to explore potential programs which might be more acceptable to both the general public and public housing tenants.

In the field of ownership, Ontario will continue its "Leased Land" Program, as I have mentioned, and has just introduced a preferred lending program where 8-3/4 per cent mortgages are being offered to builders who build "no frill" or "starter" houses under provincial maximum price limitations.

As well, Ontario will be looking at NHA programs and applying them where appropriate.

All of these housing and land strategies will be co-ordinated with the goals of Ontario's Regional Planning Program which were outlined at the morning session.

